

The background image is a faded, low-contrast photograph of a park clubhouse. The clubhouse has a prominent red roof and several windows. In the foreground, a paved path leads towards the building. A person in a dark dress is walking away from the camera on the left, and another person in a blue shirt and dark pants is walking towards the camera on the right. The overall scene is bright and sunny, with trees visible in the background.

Community Workshop

October 28, 2021

Willard Park Clubhouse Replacement Project

- ① Potters' Wall
- ② Tennis Courts
- ③ Children's Playground
- ④ Willard Park Lawn
- ⑤ Existing Clubhouse
- ⑥ Existing public restrooms



Willard Park



Existing Willard Park and Clubhouse



- One story building
- 525 sf of indoor activity room area
- Total area of 1,050 sf including covered front patio
- Currently undersized for 45 children
- One indoor restroom
- Kitchenette, storage and staff desk in the main space
- No room for expanding program capacity
- Public restroom attached to main building



Willard Clubhouse Existing Conditions

Community Engagement Process To Date

Aug - Sept 2019

(6) Focus Group Meetings

Aug - Sept 2019

Community Outreach Events:

Willard Park Movie Night, Family Game Night,
National Night Out

October 2019

Community Workshop #1 at Willard Park

May- June 2020

On-line Survey - 59 responses

July 1, 2021

Community Workshop #2 (Zoom)

August 14, 2021

Community Workshop #3 at Willard Park

August 19, 2021

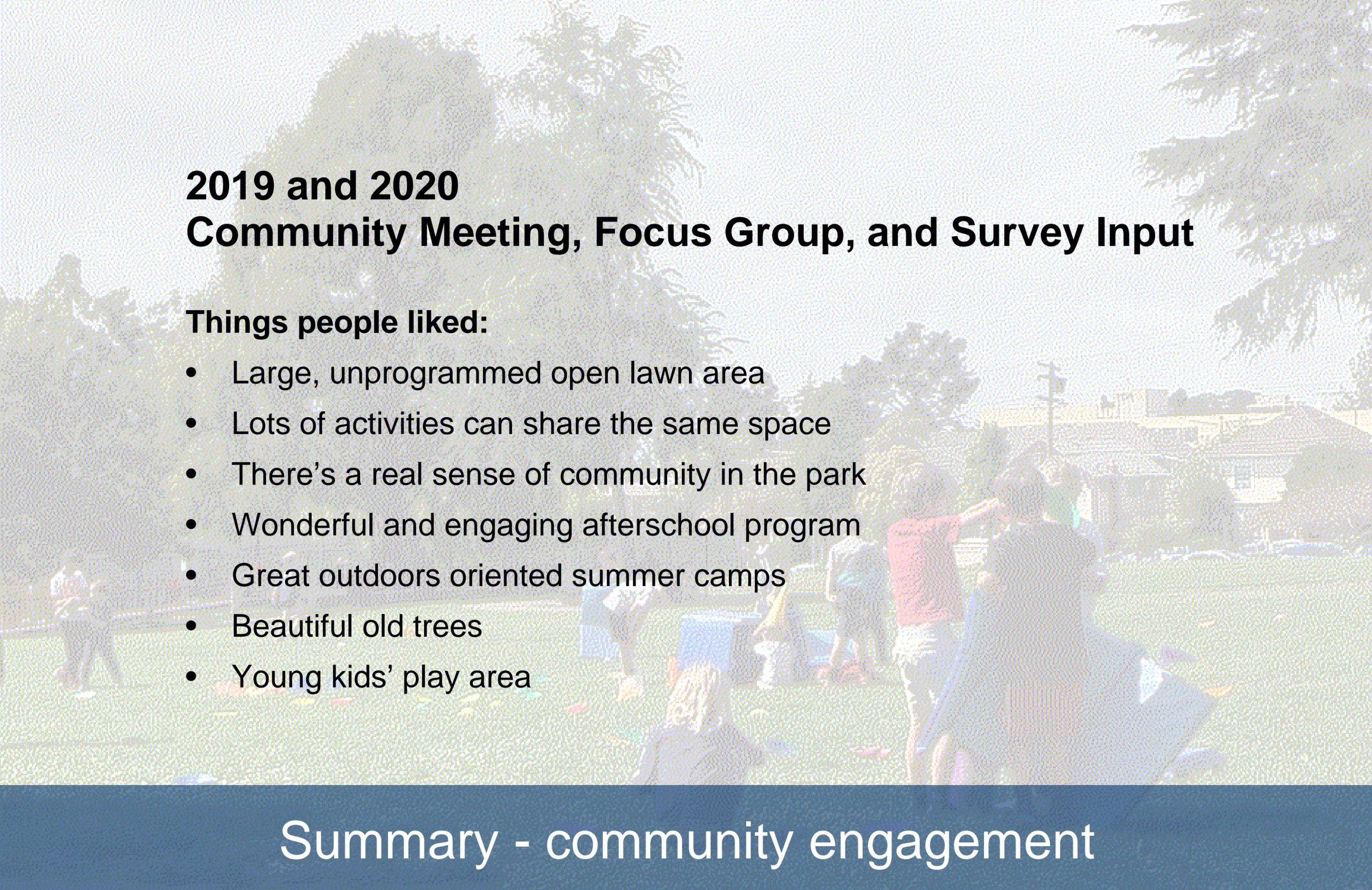
Community Workshop #4 (Zoom)

September 2021

PTA Meetings (John Muir, Emerson, Willard)

October 28, 2021

Community Workshop #5 (Zoom)



2019 and 2020

Community Meeting, Focus Group, and Survey Input

Things people liked:

- Large, unprogrammed open lawn area
- Lots of activities can share the same space
- There's a real sense of community in the park
- Wonderful and engaging afterschool program
- Great outdoors oriented summer camps
- Beautiful old trees
- Young kids' play area

Summary - community engagement

A background image showing a park scene with several people playing tennis on a court. The image is slightly faded and serves as a backdrop for the text.

2019 and 2020

Community Meeting, Focus Group, and Survey Input

Concerns:

- Safety and Sanitation
- Clubhouse is too small
- No separate kitchen
- Existing kitchenette is too small
- No separate office for private conversations
- Public restrooms connected to clubhouse
- Waiting lists for after school and summer programs
- Lack of activities for older kids
- No opportunities for classes or programs for adults
- No space for community meetings or indoor events
- Preserve as many of the existing trees as possible

Summary - community engagement

2019 and 2020 Survey Input

What additional activities might you or a member of your family want to participate in at the new Clubhouse?

Cultural Events – **79%**

Neighborhood Meetings – **75%**

Arts and Crafts – **60%**

Fitness Classes – **53%**

Special Events – **47%**

Game Nights – **47%**

Party Rentals – 49%

Additional Summer Programs – **37%**

Expanded Afterschool Programs – **28%**

Parent/toddler Programs – **21%**

Other activities listed by respondents included:

Drop-in childcare, musical performances, gentle yoga, study groups, public art, movie night in the park, fitness bootcamp, art festivals

Summary - community engagement



More activities for adults and families could include:

- Arts and Crafts
- Fitness Classes
- Educational and Cultural Programs
- Neighborhood Group Meetings



Larger activity rooms can provide space for:

- Social Gatherings
- Party Rentals
- Neighborhood Events

Community Proposed Clubhouse Activities



The new, larger clubhouse will provide flexible spaces for a wider range of activities:

- More programs for children of all ages.
- Increased capacity for after-school care and summer camp



- Party rentals
- Martial arts and movement classes
- Clubs for middle schoolers and older teens
- Parent-toddler activities

Flexible Community Space

Proposed Clubhouse Program Based on Feedback

- Large Community Room
Divisible into (2) rooms
- Small Community Room
- Office
- Kitchen
- Storage
- Clubhouse Restrooms
- Separate Public Park Restrooms



Willard Park Clubhouse



1

2700 sf indoor activity space provided



3

2,450 sf indoor activity space provided



2

2700 sf indoor activity space provided

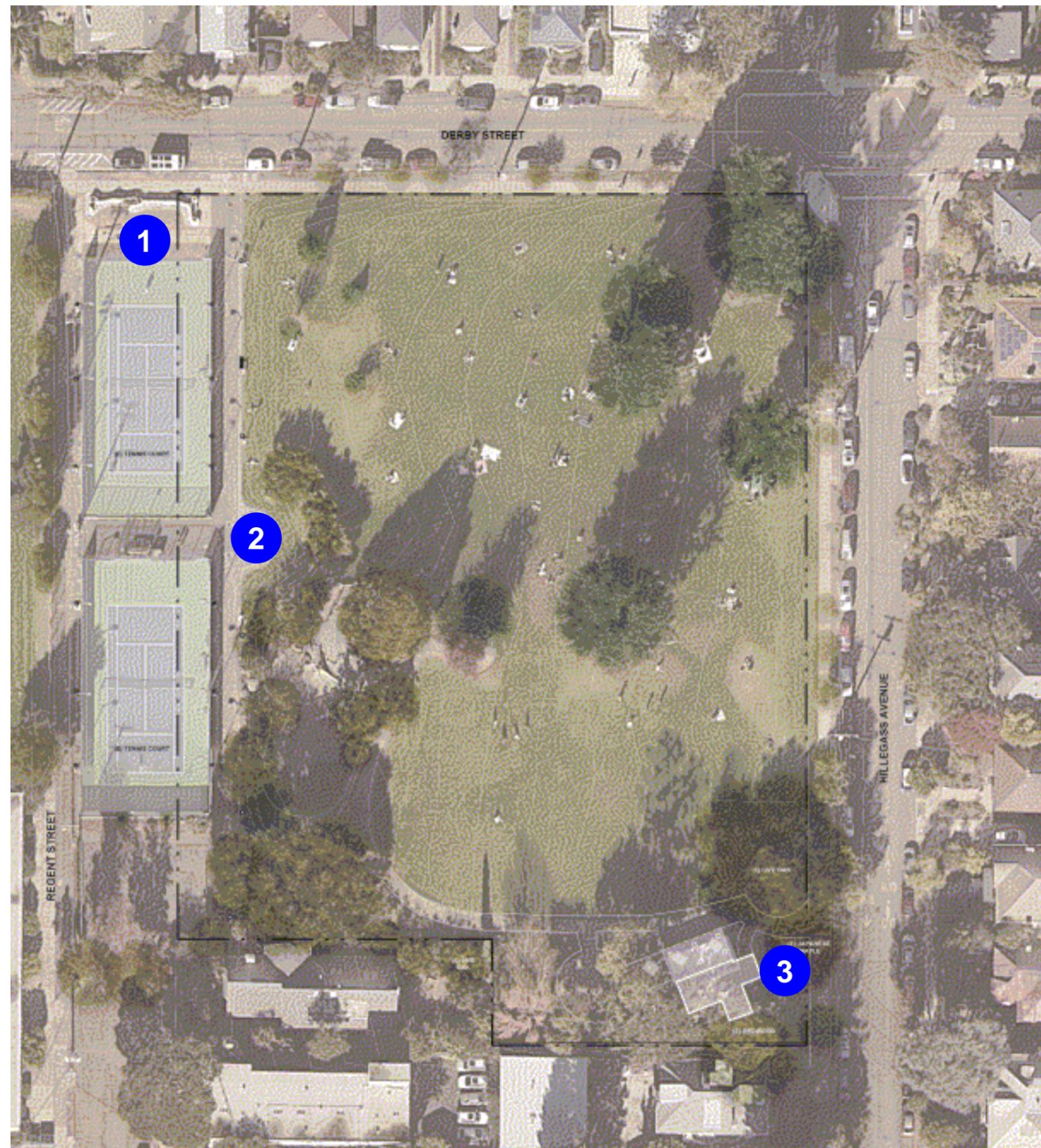


4

2,000 sf indoor activity space provided

Optional plans reviewed August 2021

- 1** **Option 1**
north of tennis courts along Derby
- 2** **Option 2**
opposite the path between the two tennis courts
- 3** **Option 3**
near the new clubhouse building along Hillegass Ave.



Public Restroom - Optional Locations

August 2021 Community Meeting Input

- Clubhouse Options 3 and 4 preferred, to minimize impact to open space
- Keep as much open space in the park as possible
- Clubhouse size is insufficient to serve the community's need for after school childcare and summer camps
- Add pollinator garden next to Potters' Wall
- Restroom Option 2 location near tennis courts preferred
- Add basketball court
- Prefer no new trees in the NW corner of the park

August 2021 Community Meeting Input



Site Plan

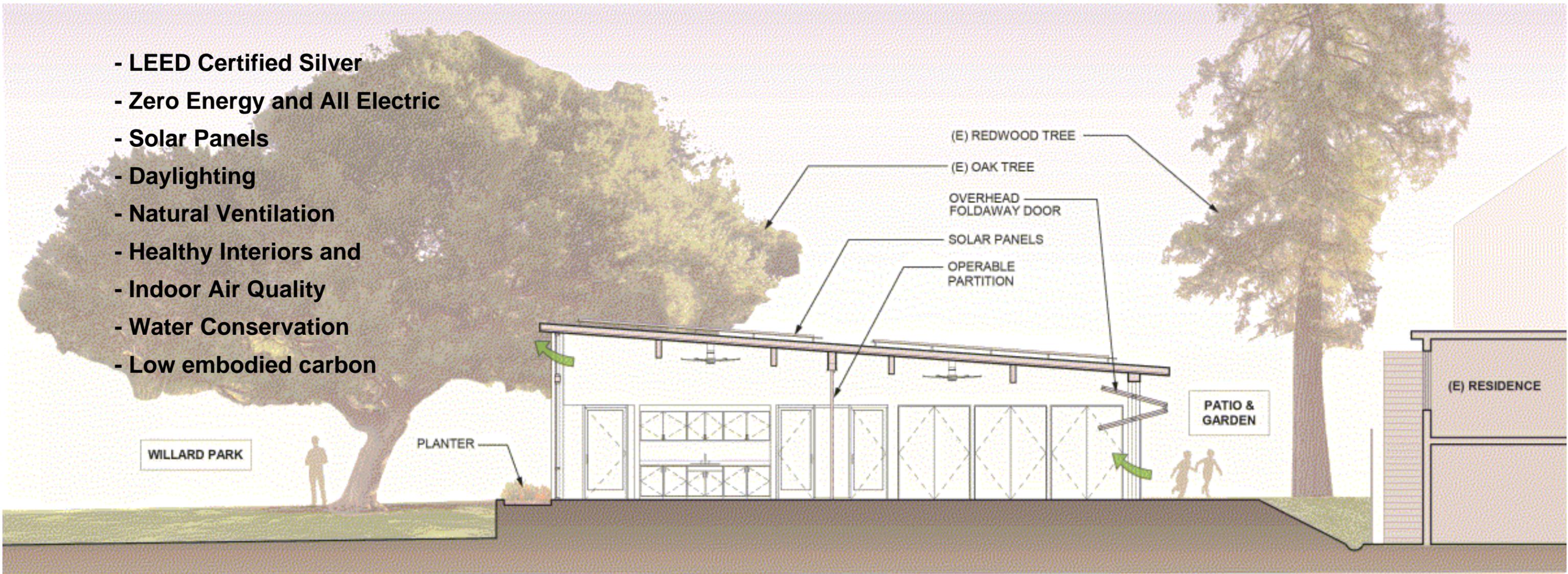


Floor Plan

Indoor Activity Space = 2,360 SF

Willard Clubhouse - Conceptual Plan

- LEED Certified Silver
- Zero Energy and All Electric
- Solar Panels
- Daylighting
- Natural Ventilation
- Healthy Interiors and
- Indoor Air Quality
- Water Conservation
- Low embodied carbon



Section at Large Community Room

Energy and Water Conservation/Healthy Building

Institutional Context



Willard Middle School



St. John's Presbyterian Church



Julia Morgan Theater

Residential Context



Design Imagery



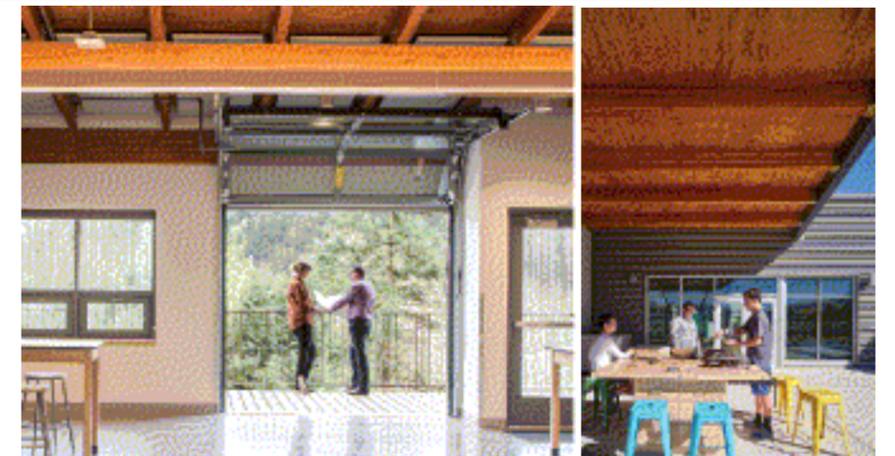
Anne Carrier - Centre de service Opeongo



WRNS Studio - Sonoma Academy Janet Durgin Guild & Commons



Lake Flato - Rodney Camp Pavilion



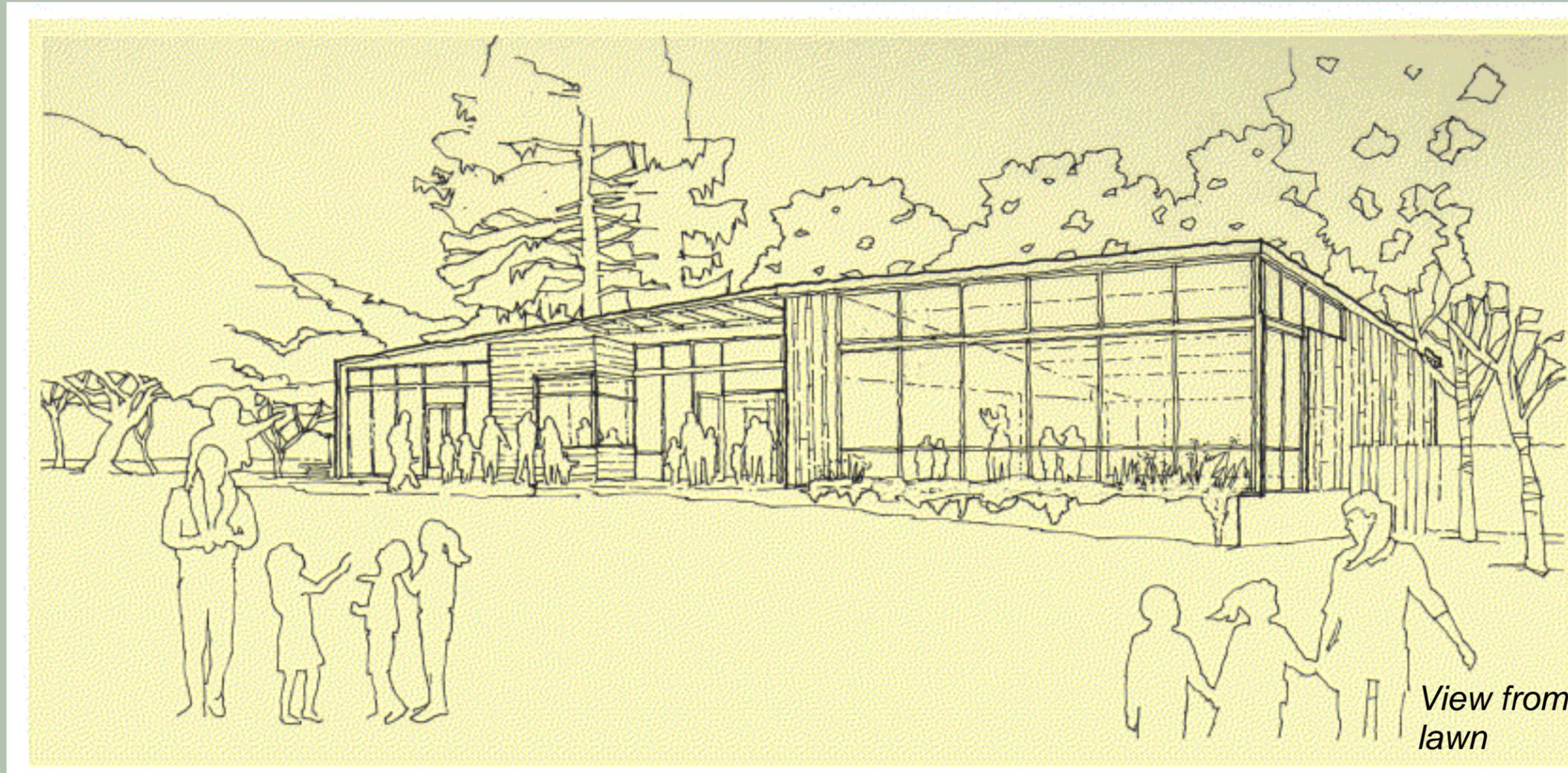
Indoor / Outdoor Connection

Neighborhood Context / Conceptual Imagery



View from Hillegass Avenue

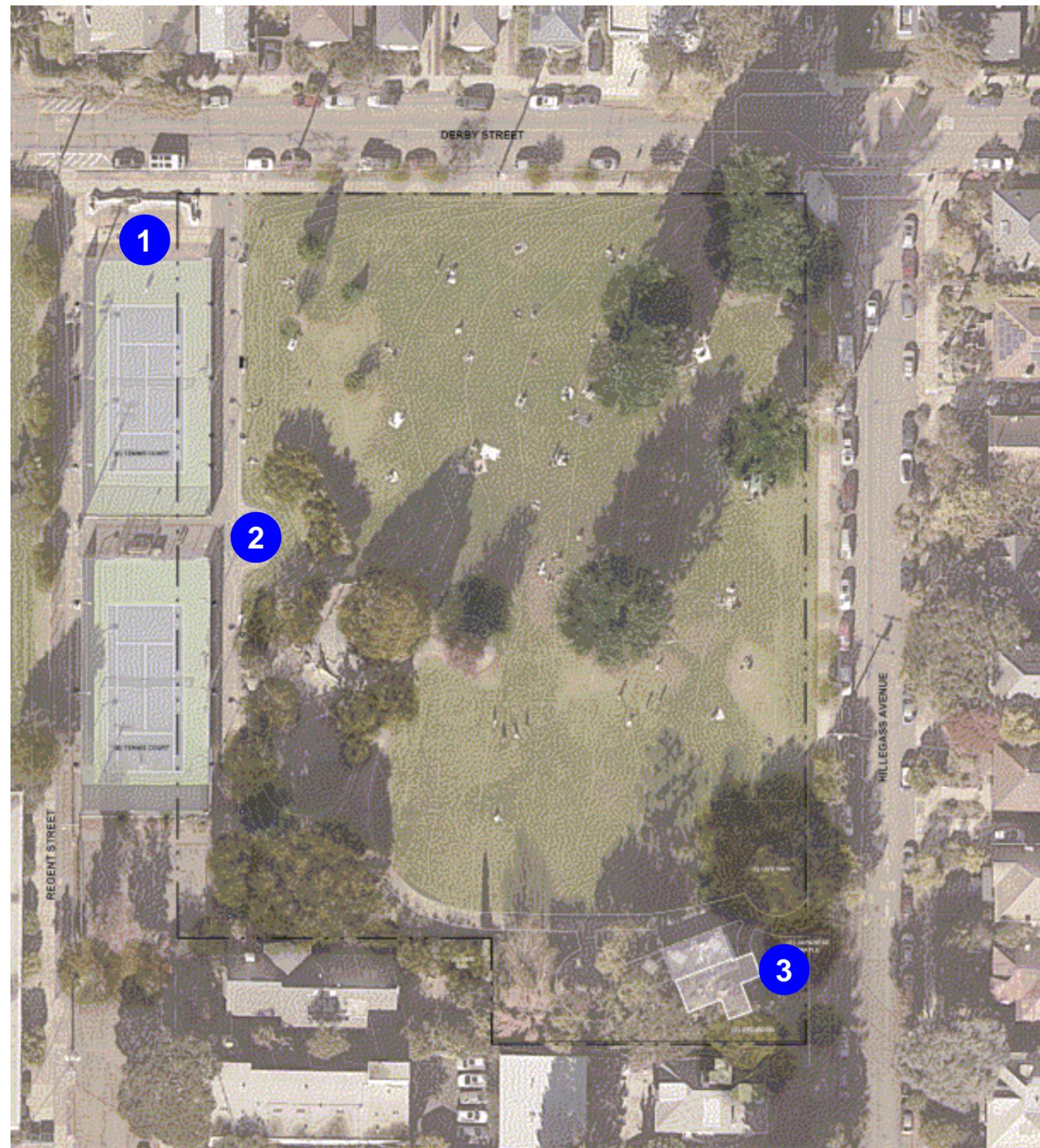
Willard Clubhouse - Conceptual Views



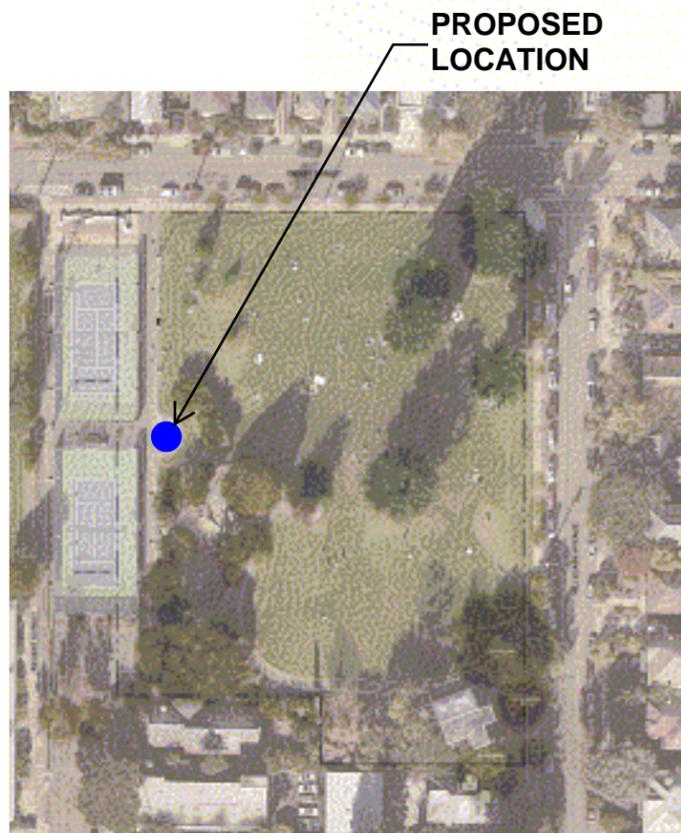
View from
lawn

Willard Clubhouse - Conceptual Views

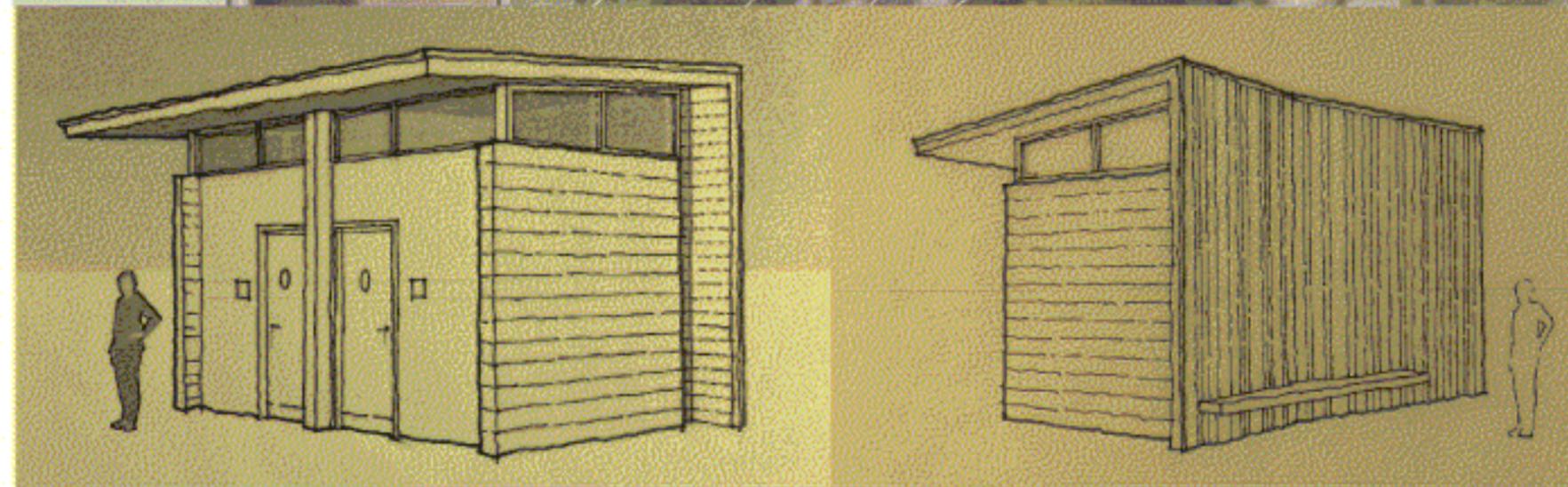
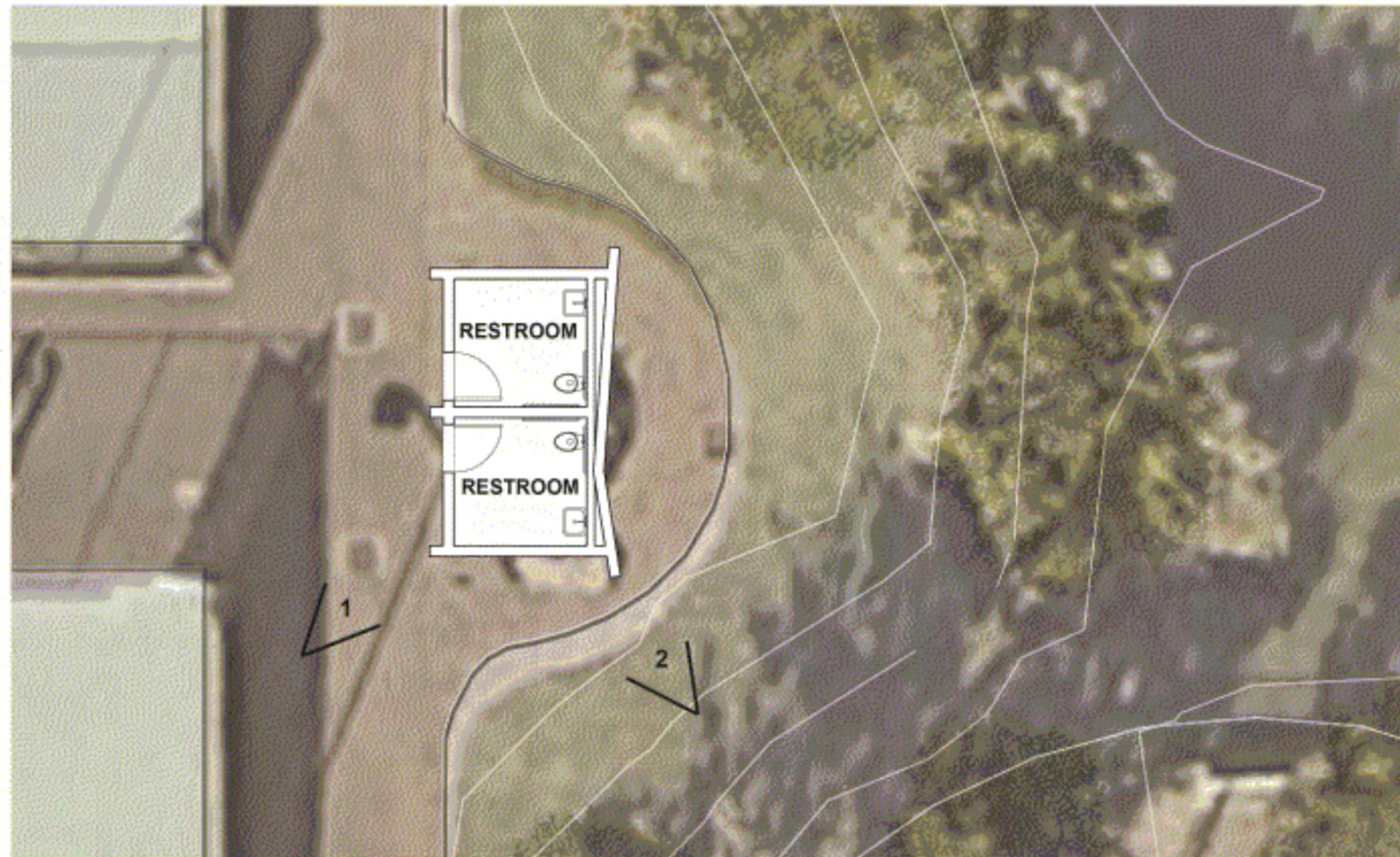
- 1** **Option 1**
north of tennis courts along Derby
- 2** **Option 2**
opposite the path between the two tennis courts
- 3** **Option 3**
near the new clubhouse building along Hillegass Ave.



Public Restroom - Optional Locations



Willard Park Existing Site Plan



VIEW 1

VIEW 2

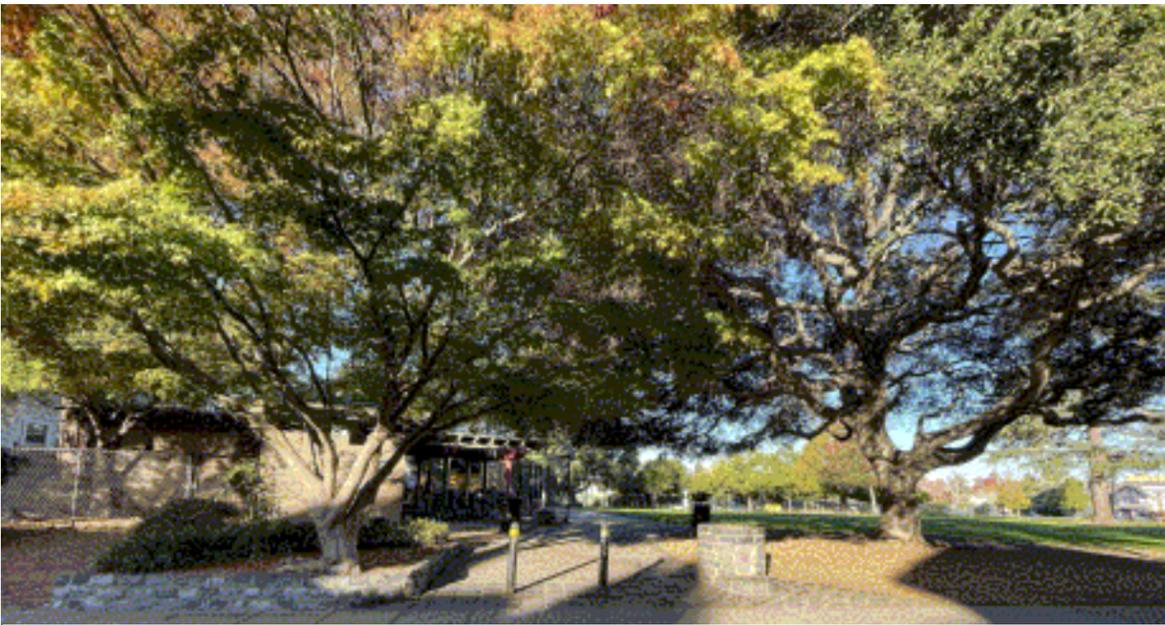
Option 2 Restroom Conceptual Floor Plan and Views



WILLARD PARK SOUTHERN EDGE



WILLARD PARK LAWN



HILLEGASS AVE PARK ENTRY

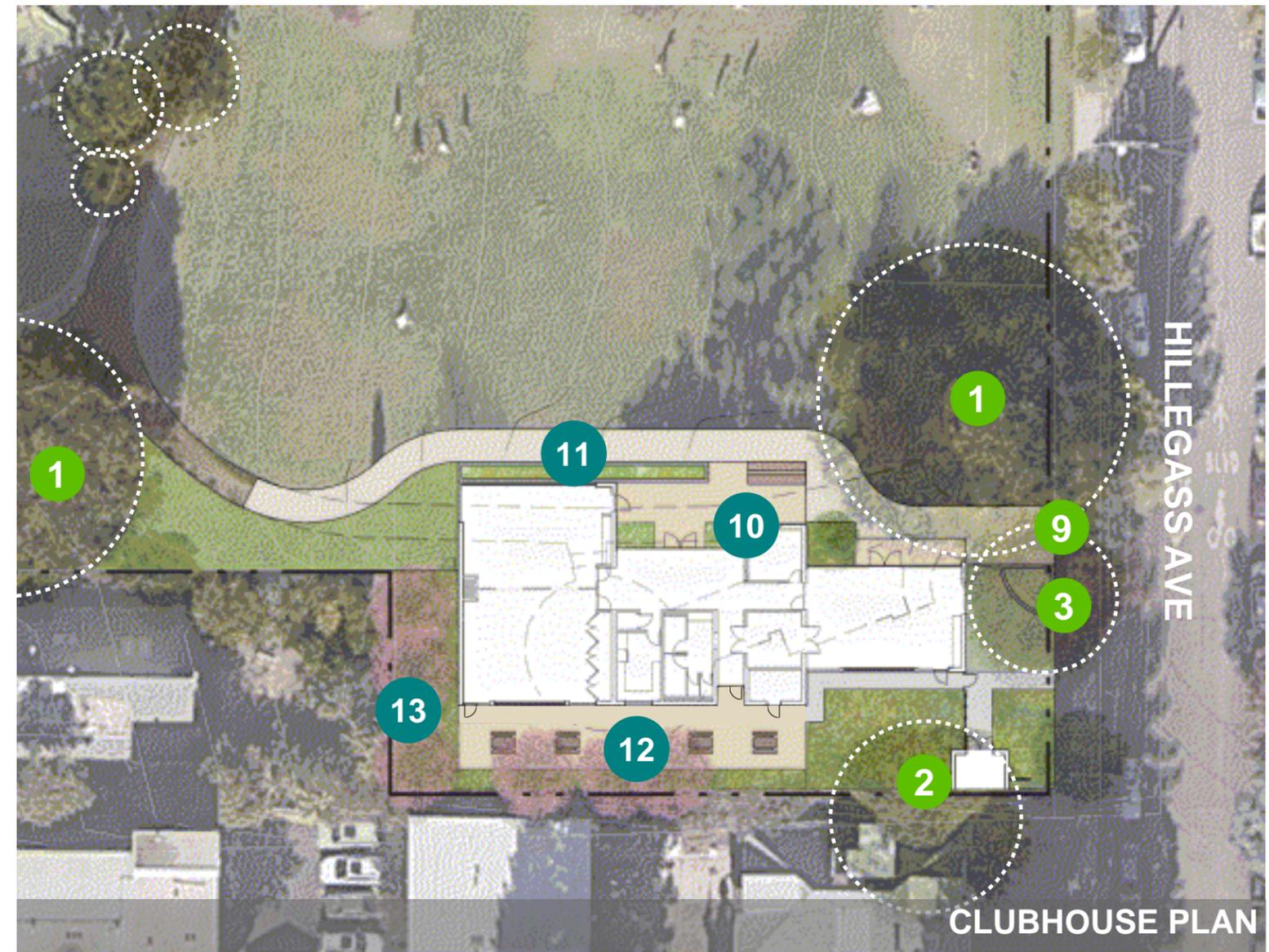


EXISTING TO REMAIN

- 1 LIVE OAK TREE
- 2 REDWOOD TREE
- 3 JAPANESE MAPLE AND ROCK WALL
- 4 PARK PATH
- 5 POTTER'S WALL
- 6 TENNIS COURTS
- 7 CHILDREN'S PLAY GROUND
- 8 WILLARD PARK LAWN
- 9 HILLEGASS PARK ENTRY

PROPOSED PARK IMPROVEMENTS

- 10 CLUBHOUSE ENTRY AND BENCH
- 11 CLUBHOUSE GARDEN
- 12 CLUBHOUSE ACTIVITY AREA
- 13 NATIVE FLOWERING TREES
- 14 POLLINATOR GARDEN
- 15 NEW RESTROOM



CLUBHOUSE LANDSCAPE

EXAMPLES OF CA NATIVE ENTRY PLANTING



HOLODISCUS DISCOLOR



RIBES SANGUINEUM



CORNUS NUTTALLII



CERCIS OCCIDENTALIS



AQUILEGIA FORMOSA



ADIANTUM CAPILLUS-VENERIS



LEPTOSIPHON ANDROSACEUS



POLYSTICHUM MUNITUM



CEANOTHUS SPP



DICENTRA FORMOSA



LILIUM KELLEYANUM



CARPENTERIA CAL ELIZABETH



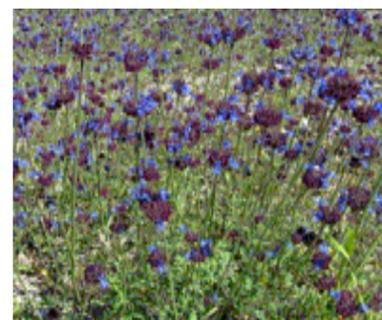
MONARDELLA VILLOSA



HEUCHERA CAESPITOSA



TRICHOSTEMA LANATUM



SALVIA COLUMBARIAE

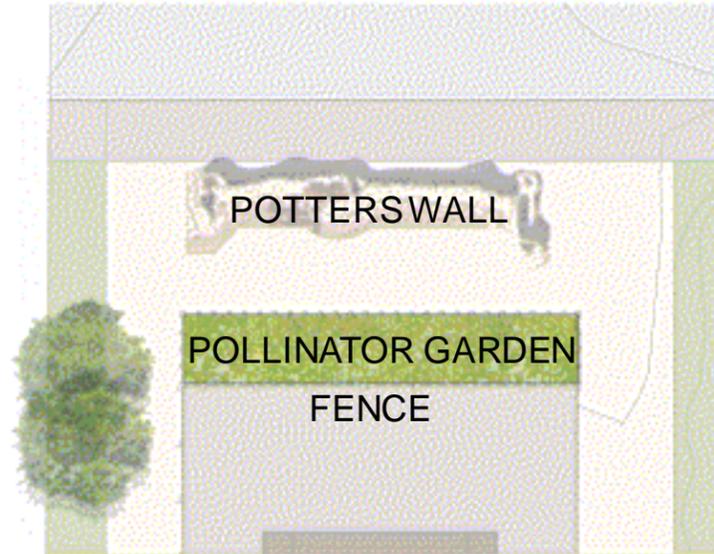
EXAMPLES OF SITE FURNISHINGS



KEY PLAN



OPTION 1



EXAMPLES OF NATIVE POLLINATOR PLANTS



LUPINUS ARBOREUS

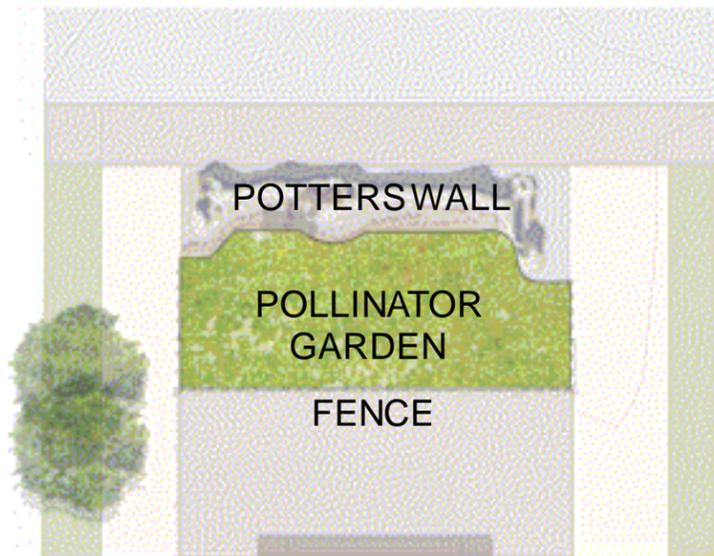


HELIANTHUS ANNUS



AGASTACHE URTICIFOLIA

OPTION 2



SALVIA MELLIFERA



RIBES SANGUINEUM



MIMULUS AURANTIACUS



ESCHSCHOLZIA CALIFORNICA



SYMPHYOTRICHUM CHILENSE



SALVIA LEUCOPHYLLA



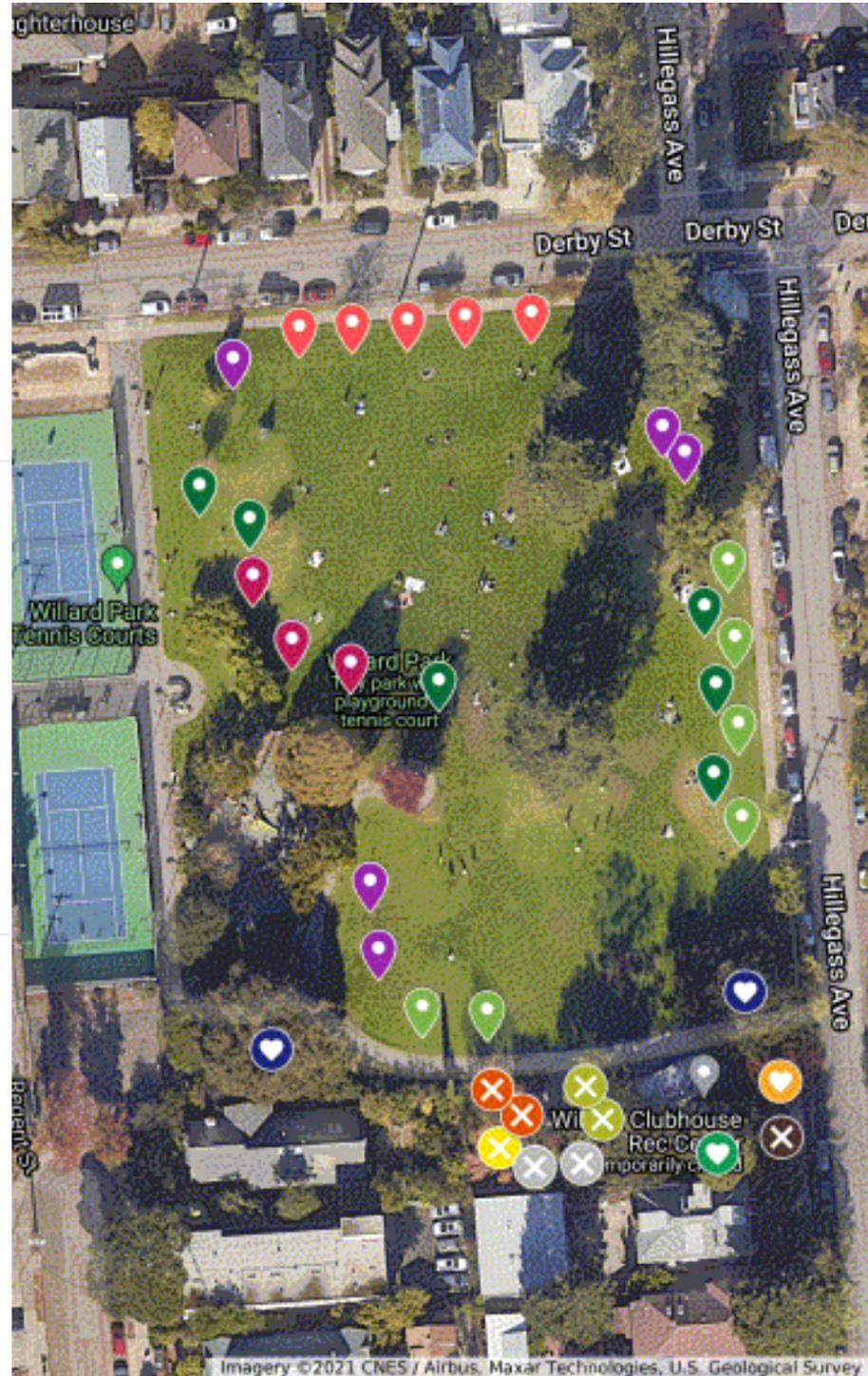
POTTER'S WALL

Approach

- Preserves all heritage oaks and redwoods at the park
- 9 trees to be removed at the site of the new clubhouse
- Proposed replacement with 25 new trees
- Addresses age and conditions of existing trees from arborist study
- Wide diversity of species selected for drought tolerance and site suitability

Willard Park: Tree Planting Concept

- Trees to be Planted
- Chitalpa (*Chitalpa tashkentensis*)
 - Jacaranda (*Jacaranda mimosifolia*)
 - cork oak (*Quercus suber*)
 - sour gum (*Nyssa sylvatica*)
 - coast redwood (*Sequoia sempervirens*)
-
- Trees to be Removed
- Sweet gum (*Liquidambar styraciflua*)
 - river birch (*Betula nigra*)
 - flowering ornamental pear (*Pyrus calleryana*)
 - Japanese pagoda (*Styphnolobium japonicum*)
 - mayten (*Maytenus boaria*)
-
- Mature Tree Preservation
- coast live oak (*Quercus agrifolia*)
 - Japanese maple (*Acer palmatum*)
 - coast redwood (*Sequoia sempervirens*)



Species List

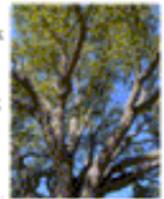
Wildfire Sour Gum (*Nyssa Sylvatica* 'Wildfire'). Grows well in turf. Chosen to grow in a row in locations in front of new building and along Hillegass and to optimize summer shade potential.

- Upward dominant structure
- 30-40' tall and 20' wide
- Vibrant fall color
- Planted in rows along Hillegass and in front of new building



Cork Oak (*Quercus Suber*). Similar to native coast live oak, the cork oak will survive turf conditions, while letting in more filtered shade to allow turf to grow under the canopy.

- Rounded canopy with filtered shade
- 40-70' height and width
- Evergreen canopy



Pink Dawn Chitalpa (*Chitalpa Tashkentensis* 'Pink Dawn'). Smaller, ornamental hybrid between California desert willow and catalpa tree. Very hardy urban tree that has done well in Berkeley.

- Spready canopy
- 20' tall and 20' wide
- Pink summer flowers
- Planned in a row along Derby on North end of park



Jacaranda (*Jacaranda Mimosifolia*). Mid-size semi-deciduous tree that can offer filtered shade and summer color in three corners of the park. Some general cold hardiness concerns, but this park has a sheltered microclimate and should provide a fine growing space.

- 20-40' height and width
- Semi-evergreen canopy
- Vibrant purple flowers in summer



Coast Redwood (*Sequoia Sempervirens*). Large growing native conifer. Planned to matched the grove in the NE corner of the park. To be planted in NW corner of the park.

- Large growing native conifer
- Existing redwood in park growing to -100' tall.
- Do well in small groups
- Planned for a group of three in the NW corner



Willard Park Tree Planting Concept

1

Location 1

East of new restrooms

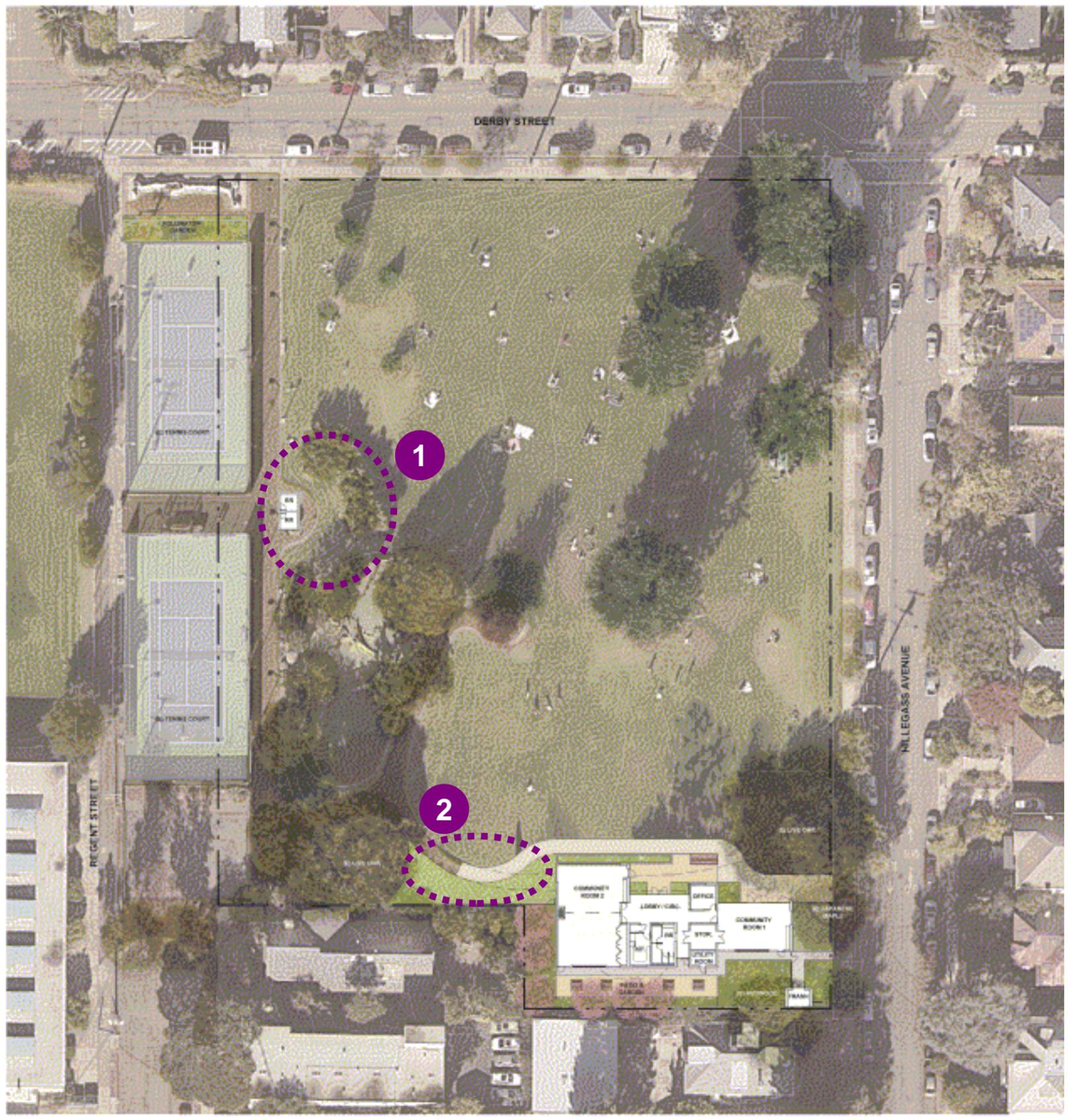
Possible amphitheater, plaza or picnic area

2

Location 2

West of new clubhouse

Possible picnic or stand alone 5-12 play elements



Possible locations for future community space in the Park

October 28, 2021

Community Meeting #5

Fall 21 – Winter 22

Design Development

Summer 2022

Finalize Documents & Submit for
Building Permit

Fall 2022

Bidding for Construction

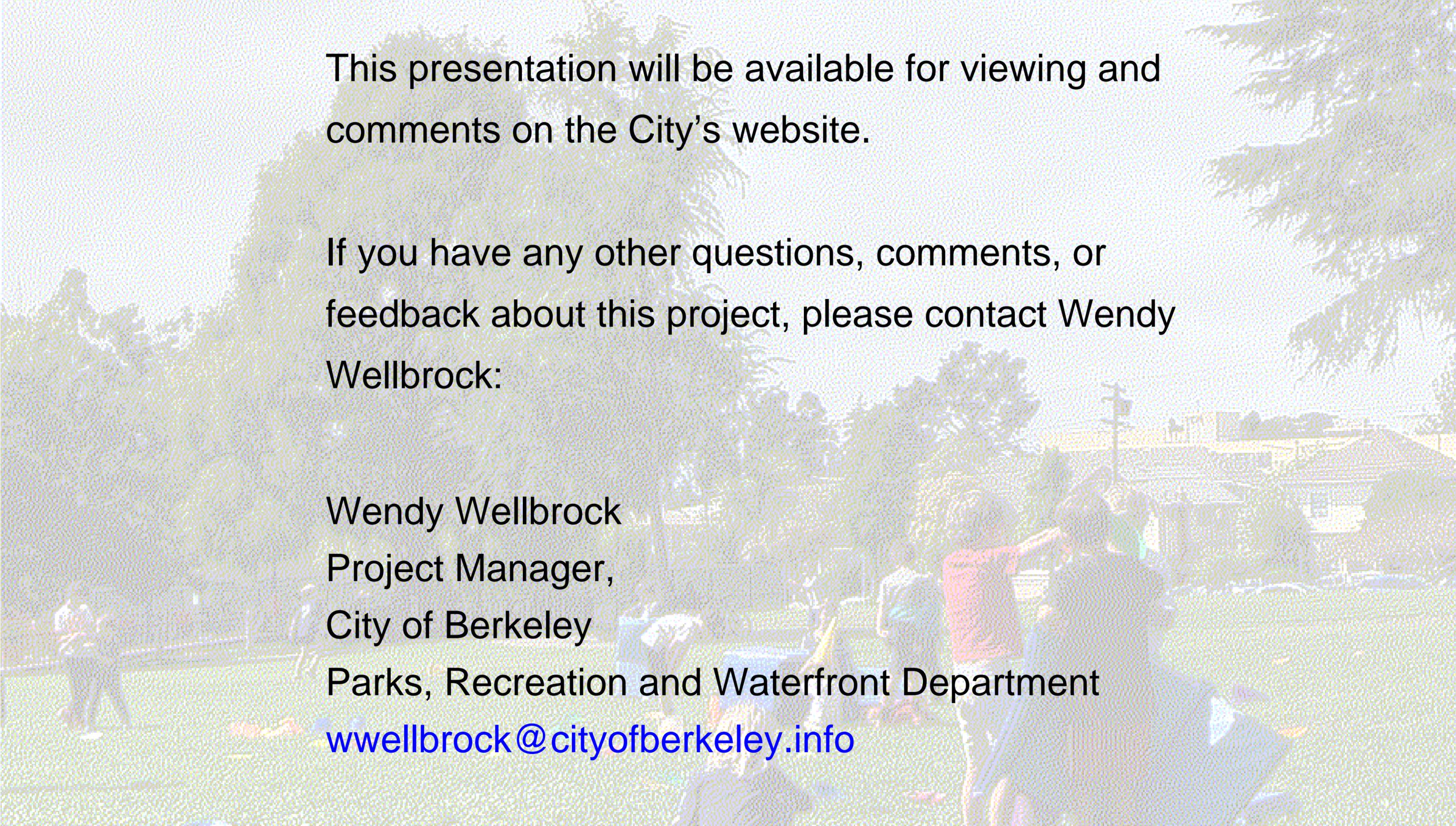
Spring 2023

Start Construction

Summer 2024

Celebrate the Grand Opening!

Willard Park Clubhouse - Timeline and Next Steps



This presentation will be available for viewing and comments on the City's website.

If you have any other questions, comments, or feedback about this project, please contact Wendy Wellbrock:

Wendy Wellbrock
Project Manager,
City of Berkeley
Parks, Recreation and Waterfront Department
wwellbrock@cityofberkeley.info

Willard Park Clubhouse